



PLANNING COMMISSION AGENDA REPORT

VI.4

MEETING DATE: JUNE 23, 2008

ITEM NUMBER:

SUBJECT: PARCEL MAP PM-08-122
178 and 180 EAST 19TH STREET

DATE: JUNE 12, 2008

FOR FURTHER INFORMATION CONTACT: WENDY SHIH, ASSOCIATE PLANNER (714)754-5136

DESCRIPTION

The applicant is requesting approval of a parcel map to allow a previously approved four-unit condominium project to be sold as individual units.

APPLICANT

J.P. Kapp is the authorized agent for Newport Balboa Partners, Inc.

RECOMMENDATION

Approve by adoption of Planning Commission resolution, subject to conditions.


WENDY SHIH
Associate Planner


KIMBERLY BRANDT, AICP
Asst. Development Services Director

BACKGROUND/ANALYSIS

The site consists of two parcels located in the Eastside, in an area developed with a mix of single- and multiple-family residences. The lots each contained a single-family residence, which have been demolished.

On November 26, 2007, Planning Commission approved Planning Application PA-07-37 for the construction of a four-unit, two-story condominium development. The map will allow the individual units to be sold independent of one another. The map complies with City Codes and the State Subdivision Map Act.

The staff report and plans for the condominium project are attached for reference.

GENERAL PLAN CONSISTENCY

The proposed subdivision affects only how the units are sold; as a result, there will be no effect on the City's General Plan.

ALTERNATIVES

If the parcel map is denied, the individual units could not be sold independent of one another and could only be used as rentals. The applicant would not be able to file a similar request for six months.

ENVIRONMENTAL DETERMINATION

The project is exempt from the provisions of the California Environmental Quality Act under Section 15315 for Minor Land Divisions.

CONCLUSION

Approval of the parcel map will facilitate the ownership of the units as approved by the Commission under Planning Application PA-07-37. The map is in compliance with the requirements of the City's Zoning code, State's Subdivision Map Act, and Planning Application PA-07-37.

Attachments: Draft Approval Resolution and Exhibits
 Draft Denial Resolution and Exhibits
 Zoning/Location Map
 Parcel Map No. 2008-122
 Staff Report PA-07-37
 Plans

cc: Deputy City Manager - Dev. Svs. Director
Deputy City Attorney
City Engineer
Fire Protection Analyst
Staff (4)
File (2)

J.P. Kapp
19652 Highridge Way
Trabuco Canyon, CA 92679

Newport Balboa Partners, Inc.
c/o John Snedeger
31151 Ceanothus Drive
Laguna Beach, CA 92651

File: 062308PM08122	Date: 061208	Time: 11:00 a.m.
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RESOLUTION NO. PC-08-

**A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF COSTA MESA APPROVING PARCEL MAP PM-08-
122**

THE PLANNING COMMISSION OF THE CITY OF COSTA MESA HEREBY
RESOLVES AS FOLLOWS:

WHEREAS, an application was filed by J.P. Kapp, authorized agent for Newport Balboa Partners, Inc., property owner with respect to the real property located at 178 and 180 East 19th Street, requesting approval of a parcel map to facilitate a residential common interest development previously approved under PA-07-37, in the R2-MD zone; and

WHEREAS, a duly noticed public hearing was held by the Planning Commission on June 23, 2008.

BE IT RESOLVED that, based on the evidence in the record and the findings contained in Exhibit "A", and subject to the conditions contained in Exhibit "B", the Planning Commission hereby **APPROVES** Parcel Map PM-08-122 with respect to the property described above.

BE IT FURTHER RESOLVED that the Costa Mesa Planning Commission does hereby find and determine that adoption of this Resolution is expressly predicated upon the activity as described in the Staff Report for Parcel Map PM-08-122 and upon applicant's compliance with each and all of the conditions contained in Exhibit "B", as well as with compliance of all applicable federal, state, and local laws. Any approval granted by this resolution shall be subject to review, modification or revocation if there is a material change that occurs in the operation, or if the applicant fails to comply with any of the conditions of approval.

PASSED AND ADOPTED this 23rd day of June 2008.

Donn Hall, Chair
Costa Mesa Planning Commission

STATE OF CALIFORNIA)
)ss
COUNTY OF ORANGE)

I, Kimberly Brandt, secretary to the Planning Commission of the City of Costa Mesa, do hereby certify that the foregoing Resolution was passed and adopted at a meeting of the City of Costa Mesa Planning Commission held on June 23, 2008, by the following votes:

AYES: COMMISSIONERS

NOES: COMMISSIONERS

ABSENT: COMMISSIONERS

ABSTAIN: COMMISSIONERS

Secretary, Costa Mesa
Planning Commission

EXHIBIT "A"**FINDINGS (approval)**

- A. The proposed airspace residential common interest subdivision is consistent with the City's General Plan and Zoning Ordinances.
- B. The subject property is physically suitable to accommodate PM-08-122 in terms of type, design and density of development, and will not result in substantial environmental damage nor public health problems, based on compliance with the City's Zoning Code and General Plan.
- C. The design of the subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities in the subdivision, as required by Government Code Section 66473.1.
- D. The subdivision and development of the property will not unreasonably interfere with the free and complete exercise of the public entry and/or public utility rights-of-way and/or easements within the tract.
- E. The discharge of sewage from this subdivision into the public sewer system will not violate the requirements of the California Regional Water Quality Control Board pursuant to Division 7 (commencing with Section 13000 of the Water Code).
- F. The project has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines, and the City environmental procedures, and has been found to be exempt from CEQA, under Section 15315 for Minor Land Divisions.
- G. The project is exempt from Chapter XII, Article 3, Transportation System Management, of Title 13 of the Costa Mesa Municipal Code.

EXHIBIT "B"

CONDITIONS OF APPROVAL (for map only)

- Plng. 1. The applicant is reminded that all conditions of approval, Code requirements, and special district requirements of Planning Application PA-07-37 shall be complied with.

RESOLUTION NO. PC-08-

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY
OF COSTA MESA DENYING PARCEL MAP PM-08-122**

THE PLANNING COMMISSION OF THE CITY OF COSTA MESA HEREBY RESOLVES AS FOLLOWS:

WHEREAS, an application was filed by J.P. Kapp, authorized agent for Newport Balboa Partners, Inc., property owner with respect to the real property located at 178 and 180 East 19th Street, requesting approval of a parcel map to facilitate a residential common interest development previously approved under PA-07-37, in the R2-MD zone; and

WHEREAS, a duly noticed public hearing was held by the Planning Commission on June 23, 2008.

BE IT RESOLVED that, based on the evidence in the record and the findings contained in Exhibit "A", the Planning Commission hereby **DENIES** Parcel Map PM-08-122 with respect to the property described above.

PASSED AND ADOPTED this 23rd day of June 2008.

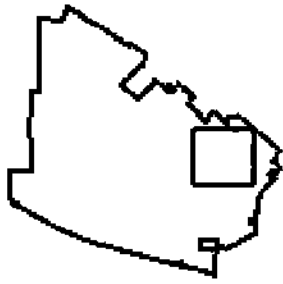
Donn Hall, Chair
Costa Mesa Planning Commission

EXHIBIT "A"

FINDINGS (denial)

- A. The proposed airspace residential common interest subdivision is not consistent with the City's General Plan and Zoning Ordinances.
- B. The project has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines, and the City environmental procedures, and has been found to be exempt from CEQA, under Section 15315 for Minor Land Divisions.
- C. The project is exempt from Chapter XII, Article 3, Transportation System Management, of Title 13 of the Costa Mesa Municipal Code.

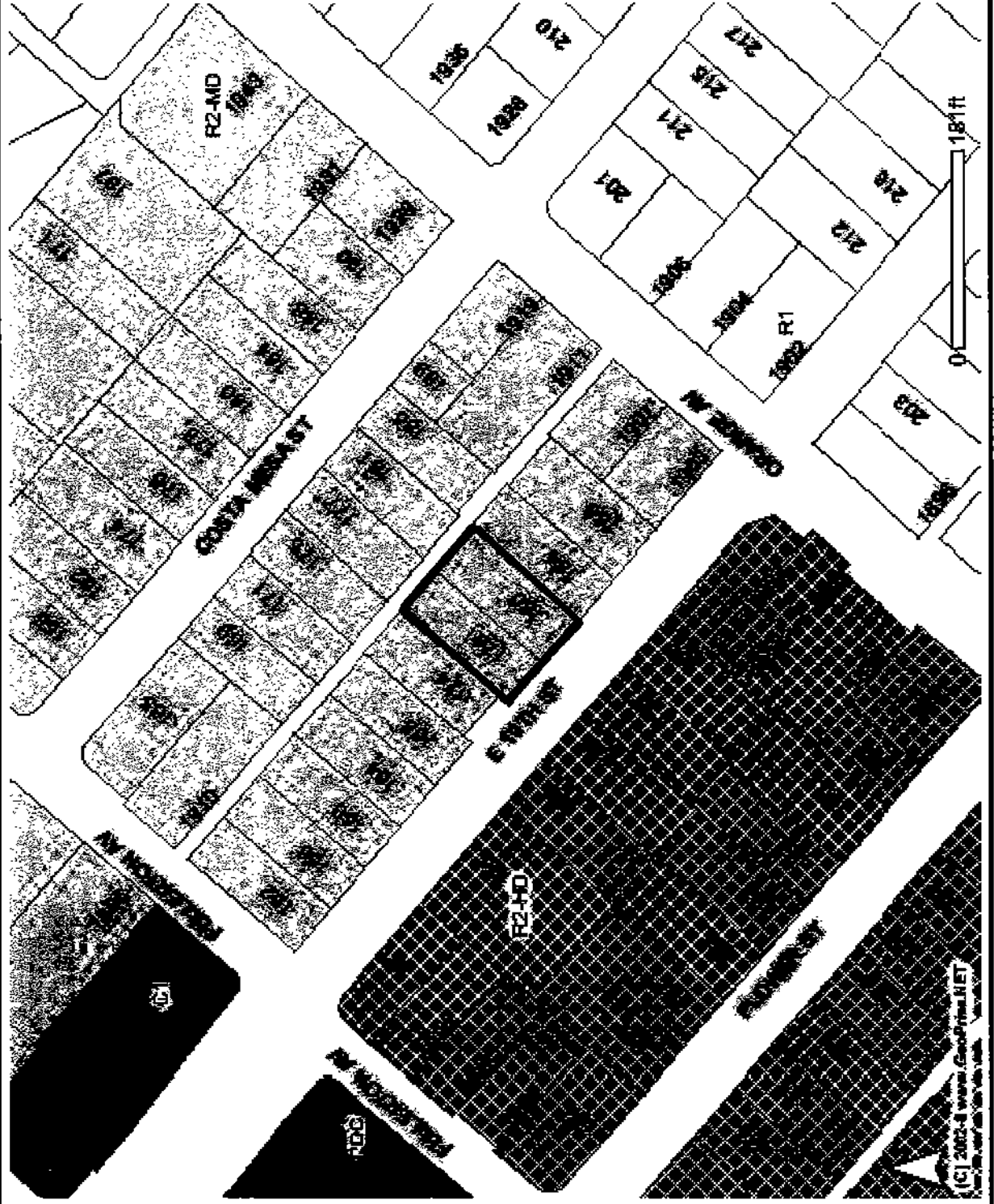
Overview Map



Legend

Address Medium	Parcel Lines
Waterway Lines	City Boundary
Hydrology Channel	Water Ways
Street Names	Zoning
	AP
	C1
	C1-S (cont)

Map Display

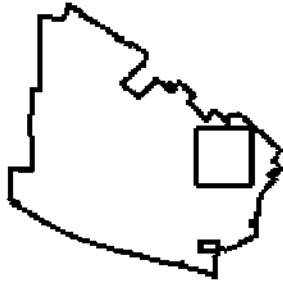


(C) 2002-8 GeoPrise.NET

City of Costa Mesa

178-80 E. 19TH STREET - [Created: 6/4/2008 11:12:29 AM] [Scale: 118.75] [Page: 8.5 x 11 / Landscape]

Overview Map



Map Display



Legend

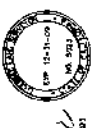
- | | |
|---------------------------------|--------------------------------------|
| Address
Range | Parcel
Lines |
| Waterway
Lines | City
Boundary |
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gy
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s | Water
Ways |
| Street
Names | Level 1
Ortho
Photo
Parcels |

TENTATIVE PARCEL MAP NO. 2008-122

IN THE CITY OF COSTA MESA, COUNTY OF ORANGE, STATE OF CALIFORNIA
 178 & 180 E 19TH STREET
 COSTA MESA, CA 92626
 SCALE: 1" = 10 FEET

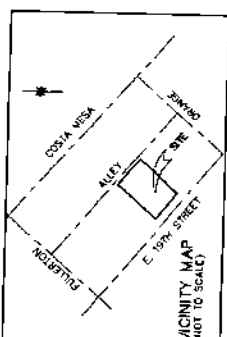
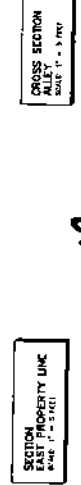
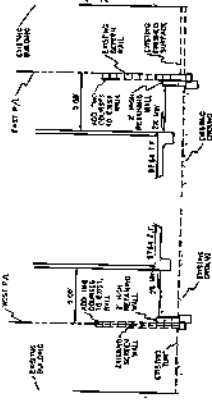
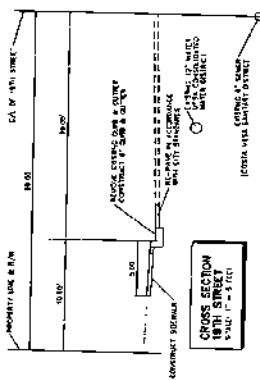
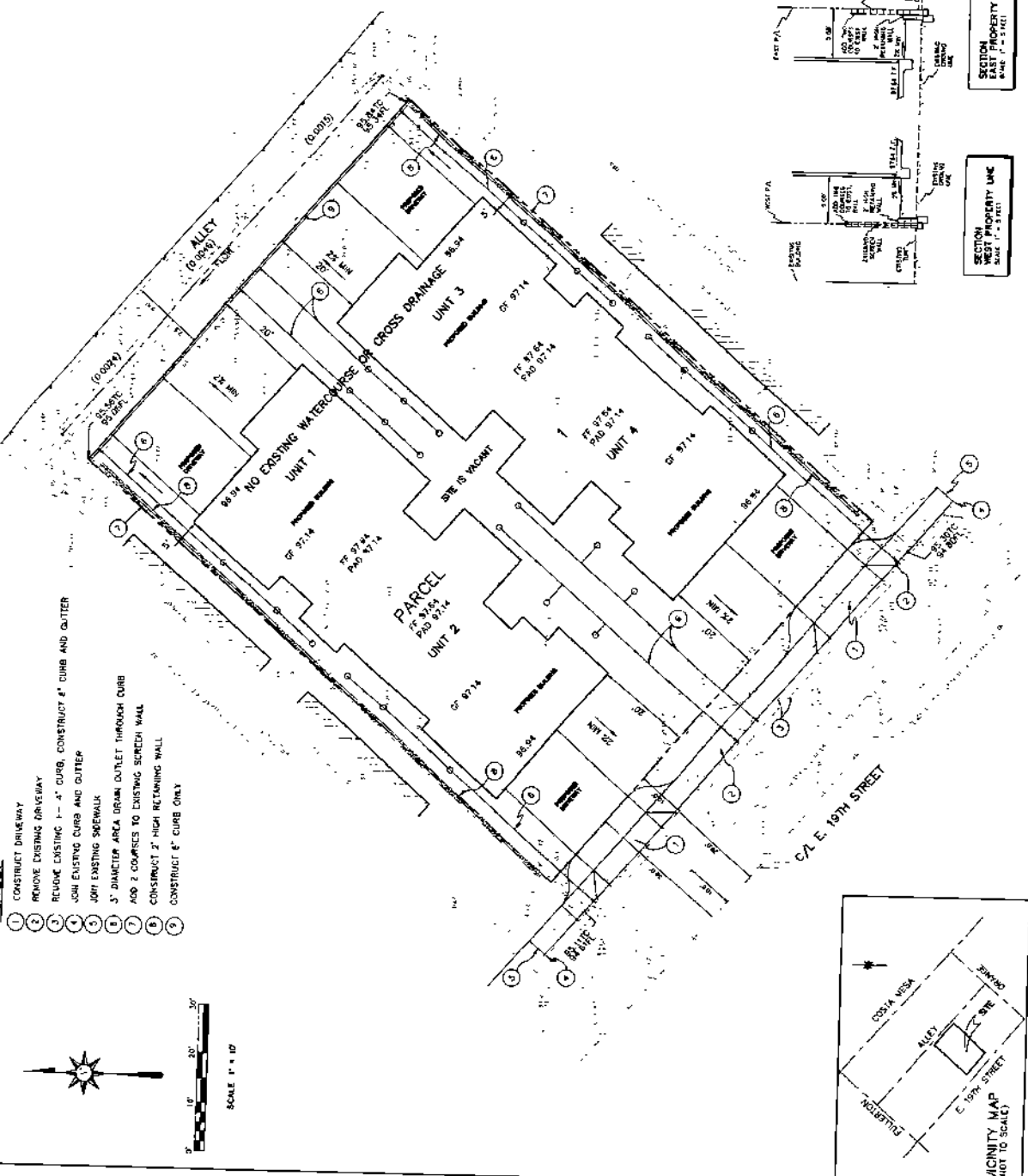
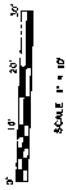
APPROVED FOR THE CITY OF COSTA MESA, COUNTY OF ORANGE, STATE OF CALIFORNIA
 MAY 16 2008

OWNER: [Signature]
 PROJECT: [Signature]
 PREPARED BY: [Signature]
 CHECKED BY: [Signature]
 DATE: 05-14-08
 PROJECT NO: 08-001-0708



PREPARED BY: [Signature]
 CHECKED BY: [Signature]
 DATE: 05-14-08
 PROJECT NO: 08-001-0708

- NOTES:**
1. CONSTRUCT DRIVEWAY
 2. REMOVE EXISTING DRIVEWAY
 3. REMOVE EXISTING 1'-3" CURB, CONSTRUCT 8" CURB AND GUTTER
 4. JOIN EXISTING CURB AND GUTTER
 5. JOIN EXISTING SIDEWALKS
 6. 5' DIAMETER AREA DRAIN OUTLET THROUGH CURB
 7. ADD 2 COURSES TO EXISTING SIDEWALK
 8. CONSTRUCT 2' HIGH RETAINING WALL
 9. CONSTRUCT 8" CURB ONLY



12

MAY 16 2008